



JOSEPH DIGIROLAMO  
MAYOR

**BENSALEM TOWNSHIP COUNCIL**  
**February 27<sup>th</sup>, 2023 - 7:00 p.m.**  
**Council Chambers**

2400 BYBERRY ROAD  
BENSALEM, PA 19020  
BUSINESS: (215) 633-3600  
FAX: (215)-633-3609  
www.bensalempa.gov

**COUNCIL AGENDA**

1. **Opening** of meeting with a moment of silent meditation or prayer followed by the **Pledge of Allegiance to the Flag.**
2. **Public Comment:** Agenda Items
3. Approval of **Council Minutes** for meeting date:

**January 9<sup>th</sup>, 2023**  
**January 23<sup>rd</sup>, 2023**

4. **Consideration** of a **Preliminary and Final Subdivision** for:

<b>Applicant:</b>	<b>Gibson Holdings, LLC</b>
<b>Location:</b>	1515 Gibson Road
<b>Proposed Use:</b>	6 Residential Lots
<b>Zoning Classification:</b>	R-2 Residential District
<b>Tax Parcel:</b>	02-054-005

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5. Consideration of a **Resolution** for **Act No. 537, PA Sewage Facilities Act**, plan revision for new land development of a parcel of land identified as **1515 Gibson Road Subdivision.**

**6. Consideration of a Preliminary and Final Land Development for:**

**Applicant:** Holy Ghost Prep School  
**Location:** 2429 Bristol Pike  
**Proposed Use:** Athletic Fields  
**Zoning Classification:** IN - Institutional  
**Tax Parcel:** 02-061-288

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**7. Consideration of a Minor Subdivision for:**

**Applicant:** James Dougherty  
**Location:** 6008 Grant Avenue  
**Proposed Use:** Single Family Dwellings  
**Zoning Classification:** R-1 - Residential  
**Tax Parcel:** 02-055-175 & 02-055-201

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**8. Consideration of a Preliminary Land Development for:**

**Applicant:** Federation Housing, Inc.  
**Location:** 4701 Somerton Road  
**Proposed Use:** Senior Living Residence  
**Zoning Classification:** R-66 – Intergenerational District  
**Tax Parcel:** 02-003-008-003

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**9. Consideration of a Minor Subdivision for:**

**Applicant:** Jose A. Sr. & Alma Nidia Rodriguez  
**Location:** 2469 & 2459 Forrest Avenue  
**Proposed Use:** Residential Dwellings  
**Zoning Classification:** R-2 - Residential  
**Tax Parcel:** 02-032-047

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**10. Consideration of a Reduction of Permit fees for Bensalem High School located at 4319 Hulmeville Road, Bensalem, PA.**

**11. Consideration of Escrow Releases for:**

**A. Developers Request: Raising Canes L/D - Release #1**  
**Location:** 3617 Horizon Boulevard  
**Tax Parcel:** 02-001-018-028  
**Amount:** \$ 625,364.25

**B. Developers Request: McDonalds - Release #1**  
**Location:** 1930 Street Road  
**Tax Parcel:** 02-043-016 & 02-043-018-001  
**Amount:** \$ 300,384.50

**12. Public Comment**

**13. Other Business**

**14. Next Meeting: 03/13/23 - Adjournment**

**By: Joseph Knowles, Council Secretary**

**Council reserves the right to add or delete items to alter the order of business as they deem necessary.**

**Curfew for Council Meetings is 10:30 P.M.**

Council meetings can be viewed live by the public on **cable television** channels 22 (Comcast Xfinity) in Bensalem and 34 (Verizon Fios) throughout Bucks County. Meetings will then replay daily at 1:00 A.M., 10:00 A.M. and 7:00 P.M.

Council meetings will also **live stream** via the Township's YouTube Channel, [www.youtube.com/bensalemtownship](http://www.youtube.com/bensalemtownship). Meetings will then be available on our YouTube Channel for immediate replay, and next day streaming via the Township website, [www.bensalempa.gov](http://www.bensalempa.gov).